



**CITY OF SUNNYVALE
REPORT
Planning Commission**

April 12, 2004

**SUBJECT: 2000-0523 – Moffett Park Specific Plan and
Associated Zoning Code Amendments**

Resolution Approve the Moffett Park Specific Plan;

Ordinance Adopt Chapter 19.29 Moffett Park Specific Plan of the
Sunnyvale Municipal Code

REPORT IN BRIEF

The Moffett Park Specific Plan (MPSP) document and accompanying Title 19 zoning code amendments are the final step of a three-year process for the creation of the MPSP. The first formal approval action occurred on November 11, 2003 when the City Council certified the program Environmental Impact Report (EIR) and adopted General Plan Amendments to create the specific plan boundary and set the level of development intensity.

City Council also directed staff to finalize the development standards and implementing measures for the Specific Plan within the following parameters:

1. Staff review of Tier I, II and III development applications
2. Create an objective sustainability standard for Tier IV development
3. Require Planning Commission approval of site and architectural plans for development proposals that meet sustainability standard in Tier IV.
4. Require Planning Commission land use, site and architectural plans approval of Tier IV development that does not meet sustainability standard.
5. Allow reservation of the development reserve for seven years with a non-refundable prepayment of 25% of the transportation impact fee.
6. Include reference to VTA pedestrian and bicycle guidelines

Council then added a directive to:

Re-evaluate the level of architectural review for major projects and discuss Major Project Review by the Planning Commission and City Council in the analysis and recommendation.

Staff has reworked the original October 2002 draft Specific Plan document to reflect the current and long-term economic and business needs of Moffett Park, as well as to reflect contemporary planning trends and Council policies for long term design character and sustainability. The breadth of topics that required discussion in the original specific plan (e.g. Transportation Specific Plan (TSP), housing mitigation fee) has been greatly reduced due to actions taken by the City Council in the past year and a half. The reduction in the number of topics within the Specific Plan has allowed Staff to refine and synthesize down the remaining content of the plan and add greater levels of specificity for some issues. Issues such as green buildings have been emphasized over the past year and a half and are now addressed in greater detail in the Specific Plan.

The whole of the Specific Plan has been revised since the original October 2002 draft. Staff directs attention below to the most substantive changes to the draft specific plan and the new zoning code amendments.

1. Refined Guiding Principles and Objectives (Chp. 3.3)
2. Modified Land Use Development Plan to reflect General Plan Amendment action (Chp. 2.1)
3. Refined Community Design Plan and Design Guidelines (Chp. 7)
4. New Green Building and Sustainable Design Standards (Chp. 5.3)
5. New Access to Development Reserve and Transfer of Development Rights Program requirement, including green building incentive (Chp. 5.4 C)
6. Updated table of Tiers of Development to reflect General Plan Amendment and permit review streamlining (Chp. 7.3)
7. Refined Allowable Use Matrix (Zoning Ordinance 19.29.060)
8. Refined development standards (Zoning Ordinance 19.29.070)
9. Creation of major and minor Moffett Park Design Review Permits (Zoning Ordinance 19.29.080)
10. Creation of major and minor Moffett Park Special Development Permits (Zoning Ordinance 19.29.090)

BACKGROUND

The MPSP was conceived as a Study Issue during 2000. In response to market demands and the City's desire to encourage economic development within acceptable environmental limits, staff was asked to review the land use policies in light of the high number of development applications seeking higher Floor Area Ratios (FAR) in this part of the city. The City embarked on a plan with a vision for developing the Moffett Park area as the focus for Class "A" office space and Corporate Headquarters. Public outreach and initial scoping of the environmental review began in the Spring of 2001. The Draft EIR was circulated for public comment in October of 2002, which coincided with the release of a draft of the Specific Plan. A Final EIR that includes responses to

the comments on the Draft EIR was prepared and distributed in January of 2003. The City Council certified the EIR and amended the General Plan to delineate the MPSP boundary and its intensity of development on November 11, 2003 as the first step in actuating the Specific Plan.

ENVIRONMENTAL REVIEW

The proposed MPSP and Zoning Code amendments are components of and consistent with the Project analyzed in the certified MPSP Program EIR; therefore, no additional environmental review is required. The MPSP and Zoning Code amendments are subject to the Mitigation Monitoring Program adopted by the Council for the Project of the EIR.

A Program Environmental Impact Report was prepared for this project to analyze its impacts and to streamline subsequent project environmental review within the MPSP area. The EIR analyzed ten areas of environmental concern, including provision of utilities and public services, traffic, biological resources, cumulative growth impacts, and air quality. The EIR made determinations regarding levels of significance of potential environmental effects and has proposed mitigation measures to reduce significant environmental effects to a level of less than significant as required by the California Environmental Quality Act (CEQA). Upon application of mitigation measures, the following environmental effects were determined to have significant and unavoidable impacts:

- Air Quality
- Traffic and Circulation
- Population and Housing

Therefore, approval of the MPSP requires the adoption of a Statement of Overriding Consideration outlining the findings that support the approval of the project despite its detrimental effects on the environment. Findings from the original General Plan Amendment are applicable to this second step of implementation of the project.

MPSP DISCUSSION

The intent of the proposed Moffett Park Specific Plan is to provide a comprehensive, long-term plan that supports the development of a mix of land uses and addresses the potential impacts of future development within the context of the Specific Plan area. The proposed Specific Plan also addresses the need to establish a comprehensive policy and regulatory framework that provides the necessary elements to guide future development in concert with and responsive to the needs of the marketplace while contributing positively to the City's community character and economic base.

The Certified EIR and Amendments to the General Plan permit a total buildout of 24.3 million square feet of development which is approximately an 8.7 million square feet increase above existing conditions in Moffett Park. The boundaries of the Specific Plan, as well as the subdistrict zoning, are depicted in Exhibit D. The MPSP creates three new zoning subdistricts, Moffett Park General Industrial (MP-I), Moffett Park Transit Oriented Design (MP-TOD), and Moffett Park Commercial (MP-C). In addition to specific zoning intensities, a floating Development Reserve of approximately 5.44 million square feet was instituted for use within the MP-I and MP-TOD. Access to the development reserve permits a site to exceed the standard FAR limitation up to the maximum FAR when specific standards have been satisfied.

Subdistrict	Standard FAR %	Max FAR %
MP-TOD	50	70
MP-I	35	50
MP-C	40	40

Thresholds of Review

A guiding principle of the Specific Plan is to streamline permitting of targeted office, R&D, and high technology uses in an effort to both support and diversify the city's economic base. A balancing principle to land use permitting is high quality design and appropriateness of use on a site. Staff believes that two levels of review are appropriate in Moffett Park to meet its goal of appropriate and efficient development tools. Two levels of review will permit development that is compatible with surrounding uses to be reviewed more efficiently through a simplified staff review while reserving Planning Commission approval for "types of uses" or "levels of use" that may have a higher level of impact on adjacent uses or require careful scrutiny to preserve community character.

Previously, issues of sustainability (green building) were part of the discussion on thresholds during the Fall 2003 General Plan Amendment reports. The issue of sustainable development is addressed by the MPSP requirement for all new development greater than 10,000 square feet to meet the design intent for Leadership in Energy and Environmental Design (LEED) "Certified" level, beginning January 1, 2009. In addition there is an incentive-based streamlined Major Moffett Park Design Review Permit option for accessing the development reserve by designing a green building. Therefore, staff does not recommend using sustainability as a threshold for review due to its incorporation into the Specific Plan as a development standard. Staff has focused on more traditional definable development limits as the core option for threshold of review as discussed below.

Citywide Thresholds

Throughout the City intensity of uses are permitted through staff review up to a certain FAR level dependent on the underlying zone or use. FAR is a relative measure of intensity based upon building size in relation to site size. Once a project exceeds the threshold FAR level (e.g. R-1 45% FAR, R-2 duplex 55% M-3 35%) a higher level of review authority is required. Staff recommends that FAR continue to be the basis for determining the review authority for both consistency. In response to Council's direction for alternatives, staff has identified two potential development standards related to community character that may substitute for FAR. The substitute options are building height or absolute building floor area. Exhibit "E" lists various Use Permit and Staff Design Review projects and their square footage and height to provide context to this discussion.

Option A FAR Review

Using FAR as the threshold of review for Planning Commission is consistent with current citywide practice. Staff recommends that all Moffett Park development requesting to exceed the standard FAR of the underlying zone require review by the Planning Commission. Industrial zoning throughout the city has a threshold of 35% FAR; however, within the Futures Sites B, C, & E the FAR threshold is 70%, 100%, and 50% respectively. Within Moffett Park the standard FAR level is recommended at 35% for MP-I and 50% for MP-TOD.

For Moffett Park an applicant would be presented with two choices for the scope of Planning Commission review for office type development.

I. Green Building Option

- Staff determines the floor area entitlement based upon the adequacy of the green building design
- The Planning Commission reviews only the site and architectural plans of the project, but does not review the floor area entitlement

If the applicant does not choose the *Green Building Option* the request to exceed standard FAR is classified as a Major Moffett Park Special Development Permit (MP-SDP). The MP-SDP is a form of conditional use permit for which the Planning Commission would hold a public hearing to determine:

II. Special Development Permit

- Appropriateness of the use, including FAR entitlement
- Project's conformance to development standards and design guidelines.

A limitation of this threshold is that relatively larger sites could yield a considerably larger building not subject to Planning Commission review. In

an extreme case, a 4-acre site at 50% FAR would yield a 87,120 square foot building while a 50% FAR 10-acre site would allow a 217,800 square foot building.

Although the building size would vary, the relative character of the two sites is similar because of each site's size considerations and the potential size of a single building versus multiple buildings. Massive or exceptionally tall single buildings on a larger site would present challenges to design character that would require careful scrutiny. However, general development standards relating to lot coverage and height limits would diminish these concerns at the staff level and those applications that require deviations to these typical standards would then require Planning Commission approval.

Option B Building Height

Consistent with current industrial zoning, development in Moffett Park is proposed to be permitted at a maximum height of 75 feet and requires a SDP to exceed 75 feet (up to a maximum of 125 feet). One option for a height threshold would require Planning Commission review of buildings greater than four stories in height or 65 feet. Most of the small to moderately sized sites are anticipated to be below four stories due to site constraints, building techniques, and economics. The exceptionally sized buildings greater than 4 stories are anticipated to occur on larger sites or they would be highly intensive development with structured parking on small sites. These exceptionally sized buildings could potentially impact the character of the district and may warrant Planning Commission review regardless of floor area.

This building height threshold would allow for streamlined review for the majority of development in Moffett Park and preserve community input for exceptional projects, thus meeting the intent of the MPSP goals of economic development and streamlined review methods. It is difficult to predict the number of projects at certain heights, but setting the standard at 2-3 stories may require a public hearing for sites that currently have no public hearing requirement because of their low FAR. This option would then appear to be counter-productive to the goal of streamlining and encouraging targeted development types. Another limitation of height is the indirect relationship to other types or levels of impacts (e.g. bulk, number of vehicle trips, resource consumption, etc.) generated by the uses beyond their physical stature.

Option C Absolute Building Square Footage

Absolute building square footage may be an appropriate trigger of review for community character. Square footage is related to FAR thresholds and may capture the large scale campus/office development that would exceed the standard FAR levels of 35% or 50% the MP-I and MP-TOD. The major difference would be that relatively intense buildings on small sites would not go to public hearing and relatively low intensity buildings projects on large sites would go to public hearing.

On an average Moffett Park sized parcel of 10 acres, the MP-I zone's 35% FAR would allow a 152,460 square foot building and the MP-TOD zone's 50% FAR a 217,800 sq. ft. building. At approximately 30-35,000 square feet per floor, this size site of 10 acres would likely produce 2 buildings on the site at 3-4 stories in height. The difference is that approximately 65,000 square feet more can be built at 50% FAR than at 35% FAR. Using absolute square footage would provide an equal standard of review between zones, but may be out of context for determining character on particular sites regardless of zoning if the site size varies greatly.

If the average parcel size and 50% FAR was chosen to establish a 217,800 sq. ft. threshold it would permit very high intensity development (70%) on a smaller site of seven acres that would not be reviewed by the Planning Commission. Sunnyvale's past experience within industrial areas is that smaller sized high intensity FAR projects are more taxing on a projects design attributes than moderate to high intensity development of larger sites due to the site constraints and configuration difficulties of smaller sites. These difficulties in design may warrant greater scrutiny at a public hearing even though, on an absolute scale, the impacts would appear to be less because of the smaller building.

Three Types of Moffett Park Land Use Permits

Three general types of planning permits will be applicable to changes of use and future development within Moffett Park. The key differences between the permit types are the required degree of CEQA review and the review of the appropriateness of the use on the proposed site.

I. Miscellaneous Plan Permit (MPP)

The lowest level of review is a staff reviewed MPP without a public hearing. The MPP includes site development issues ranging from outdoor storage/uses and fence designs to architectural, color, or materials changes to existing buildings. MPPs are generally exempt from CEQA and are used citywide within all of zoning districts. MPP decisions are appealable one level to the Planning Commission for a final decision.

II. Moffett Park Design Review (MP-DR)

A new permit (MP-DR) is for new development and major changes to site layout or architectural design for existing or "Permitted Uses (P)." The permit structure is divided into a Major and Minor level of review by the Planning Commission and Director of Community Development (Staff) respectively.

Major permits are defined as development requests to exceed the Standard FAR limitation that utilize the *Green Building Option* for access to the Development Reserve or use of TDR. Projects that require preparation of a supplemental or project EIR, regardless of FAR level, are also classified as a Major MP-DR.

Minor permits are defined as development up to the standard FAR of the underlying zoning and include associated environmental documentation, such as CEQA exemptions and negative declarations tiered from the Program EIR.

To date staff processing of negative declarations is not common in Sunnyvale. However, it has occurred occasionally and is consistent with CEQA requirements. In addition, staff anticipates that negative declarations would be rare with most development proposals exempt from additional CEQA review.

Similar to design review which currently occurs throughout the city, the scope of review for a MP-DR is restricted to site and architectural design considerations, compliance with design guidelines, compliance with development standards, and conformance with the mitigation monitoring program or subsequent environmental documentation mitigation requirements. The decision to approve or deny a major or minor permit may be appealed up one level of approving authority for a final decision.

III. Moffett Park Special Development Permit (MP-SDP)

The MP-SDP is similar to the City's existing Special Development Permit format used throughout the City. This permit is applicable to uses indicated as "SDP" in the Allowable Use Matrix, as well as to permitted uses that request deviations to development standards or request to exceed the Standard FAR limitation. The SDP review includes the considerations of a design review described above and a determination of the appropriateness of the use at the proposed location.

The MP-SDP consists of major and minor permits, reviewed by the Planning Commission and Community Development Director (Administrative Hearing) respectively.

Major permits include development requests to exceed the Standard FAR limitation that do not utilize the *Green Building Option*, request deviations to green building development standards regardless of FAR, and projects requiring a supplemental or project EIR.

Minor permits are defined as development up to the standard FAR of the underlying zoning and include associated environmental documentation, such as CEQA exemptions and negative declarations tiered from the Program EIR. Minor MP-SDP permits require that a public hearing be held (Administrative Hearing level) for determination of approval or denial. The decision to approve or deny a major or minor permit may be appealed up one level of approving authority for a final decision.

Tiers of Development Mitigation

In addition to standard development requirements (e.g. setbacks, lot coverage) and design guidelines, development in Moffett Park is subject to the Mitigation

Monitoring Program of the MPSP Program EIR. To assist in administration of applicable fees and mitigation requirements of the monitoring program, the terminology "Tiers of Development" was created to differentiate required levels of mitigations for new development. The tier methodology is primarily geared to reflect requirements for office, R&D, and other permitted ("P") uses in Moffett Park (see Section 6.8 MPSP).

Originally the mitigation monitoring program and development fees included up to 5 tiers but has since been modified in number and subject matter during the continued refinement of the MPSP. The tiers addressed issues of Transportation Demand Management (TDM), housing mitigation, citywide and regional transportation mitigations, and specific plan writing reimbursement. Some of these of issues have since been resolved as separate issues outside of the draft Specific Plan released in October 2002. The current Tiers of Development reflect existing zoning standards and outline principle mitigation and process requirements for increased development as evaluated within the EIR.

Tiers of development are not geographically based. Development within MP-I and MP-TOD could fall anywhere within the range of Tier 1 through Tier 4*. The "Tiers of Development" reflect the intensity of change on a site, and therefore the type of mitigation required for that change.

Tier 1 – Minor changes in architecture, interior, or use

- Generally no mitigation
- Transportation Impact Fee may be required for change in use

Tier 2 – Additional sq. ft. up to 35% FAR (50% in the Futures E area)

- Transportation Impact Fee
- Fair Share Infrastructure Costs

Tier 3 – Additional sq. ft. up to 50% FAR outside of Futures E area

- Transportation Impact Fee
- Fair Share Infrastructure Costs
- TDM Program with 20% total trip reduction
- Housing Impact Fee

Tier 4 – Development above Standard FAR up to the Maximum FAR

- Transportation Impact Fee
- Fair Share Infrastructure Costs
- TDM Program with additional total trip reduction
- Housing Impact Fee
- Green Building Incentive available

**Note: Tier 3 is unique to MP-TOD because the November 11, 2003 General Plan Amendment established MP-I 35% and MP-TOD 50% FAR limitations that reflected the previous industrial zoning of Moffett Park, but expanded the geographic area subject to the 50% FAR beyond the boundaries of the former Futures Site "E" 50% FAR. The additional FAR granted by right to the expanded area required additional mitigation measures per the Program EIR thus creating a distinct mitigation tier (Exhibit F). Previous versions of the Specific Plan had also allowed Tier 3 increases of FAR for the MP-I.*

Changes to Specific Plan since March 8th Planning Commission Study Session

Planning Commission reviewed draft revisions to Chapter 5 (Development Standards) of the Specific Plan at a Study Session on March 8, 2004. Subsequently, staff has revised standards to reflect both Planning Commission input and public comments.

Section 5.4 (b) 4 *Dedicated Park and Ride Facilities* has been eliminated as a required feature for exceeding standard FAR. The City Attorney's office has advised staff that the requirement has a questionable nexus as a standard for generic projects. Dedicated Park and Ride may be offered by an applicant as a community benefit.

Section 5.3 (H) *Lighting Plan* requirement has been modified to allow a higher maximum light pole height of 22 feet in acknowledgment of the greater energy efficiency potential. Although the height may be 22 feet, the appropriate height is still subject to design guidelines and approval of a design review.

Section 5.3 *Allowable Use Matrix* has been relocated to the zoning ordinance amendment.

Two of the use categories have also been adjusted. *Adult Entertainment* uses have been reclassified as a permitted use to be consistent with Section 19.60 Adult Business of the SMC.

Business supporting and *Non-business supporting places of assembly* have been modified to clearly articulate the intent of the designation. For example, meetings of organizations on a non-permanent basis, such as a Rotary lunch at a restaurant, are permitted.

Places of Assembly – business serving means *permanent* headquarters and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as business associations, professional membership organizations, labor unions and similar organizations.

Places of Assembly – community serving means *permanent* headquarters and meeting facilities for civic, social and fraternal organizations (not including lodging), political organizations and other membership organizations. This category includes religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals

and other related operations (such as a recreational camp) are classified according to their respective activities.

PUBLIC CONTACT

Additional Public outreach conducted since November 11, 2003 included a Planning Commission Study Session open to the public on March 8, 2004. The Public hearing notice was accomplished by direct mailing to affected Moffett Park property owners and building occupants as well as a legal advertisement, including zoning map, in *The Sun*. The completed specific plan and staff report were available to the public on April 2, 2004, 10 days prior to the Planning Commission hearing.

FISCAL IMPACT

Staff time for preparation and review of the MPSP and the EIR has been accomplished through operating budgets. A special project was approved to pay for professional services to prepare the EIR and Specific Plan. In addition to City expenditures, financial pledges of funding support from Moffett Park interested parties have been received and more support is expected. The newly instituted Moffett Park land use permits will be added to the fee schedule with an appropriate fee structure to recoup costs of processing applications.

ALTERNATIVES

1. Approve the MPSP and Zoning Code Amendments.
2. Approve the MPSP and Zoning Code Amendments with modifications.
3. Approve the MPSP and Zoning Code Amendments in concept and return to Planning Commission for approval of the final document pre-publication.
4. Do not approve the MPSP and Zoning Code Amendments and direct staff as to where modifications need to be made.

RECOMMENDATION

Recommend Alternative 1 to the City Council

Prepared by:

Kelly Diekmann
Associate Planner

Reviewed by:

Trudi Ryan
Planning Officer

Reviewed by:

Robert Paternoster
Director, Community Development

Reviewed by:

Amy Chan
City Manager

Attachments

- A. Applicable General Plan Goals, Policies, Action Statements
- B. Moffett Park Specific Plan
- C. Draft 19.29 Zoning Ordinance Amendment
- D. Subdistrict Zoning Map
- E. Table comparing development intensities of recent administrative and public hearing reviewed projects
- F. MP-TOD area subject to potential Tier 3 Mitigation Monitoring

Land Use and Transportation Element

- *Policy R1.7 Contribute to efforts to minimize region-wide average trip length, and single-occupant vehicle trips.*
 - ◆ R1.7.1 Locate higher intensity land uses and developments so that they have easy access to transit services.
- *Policy R1.10 Support land use planning that complements the regional transportation system.*
 - ◆ R1.10.2 Support alternative transportation services, such as light rail, buses, and commuter rail, through appropriate land use planning.

GOAL C1 PRESERVE AND ENHANCE AN ATTRACTIVE COMMUNITY, WITH A POSITIVE IMAGE AND A SENSE OF PLACE, THAT CONSISTS OF DISTINCTIVE NEIGHBORHOODS, POCKETS OF INTEREST, AND HUMAN-SCALE DEVELOPMENT.

GOAL C2 ENSURE OWNERSHIP AND RENTAL HOUSING OPTIONS IN TERMS OF STYLE, SIZE, AND DENSITY THAT ARE APPROPRIATE AND CONTRIBUTE POSITIVELY TO THE SURROUNDING AREA.

- *Policy C2.4 Determine appropriate density for housing based on site planning opportunities and proximity to services.*
 - ◆ C2.4.1 Locate higher density housing with easy access to transportation corridors, rail transit stations, bus transit corridor stops, commercial services, and jobs.

GOAL C3 ATTAIN A TRANSPORTATION SYSTEM THAT IS EFFECTIVE, SAFE, PLEASANT, AND CONVENIENT.

- *Policy C3.1 Achieve an operating level-of-service (LOS) of "D" or better on the City-wide roadways and intersections, as defined by the functional classification of the street system.*
 - ◆ C3.1.3 Require roadway and signal improvements for development projects to minimize decline of existing levels of service.
 - ◆ C3.1.7 Minimize the total number of vehicle miles traveled by Sunnyvale residents and commuters.
- *Policy C3.5 Support a variety of transportation modes.*
- *Policy C4.2 Balance land use and transportation system carrying capacity necessary to support a vital and robust local economy.*
 - ◆ C4.2.1 Permit industrial FARs up to 35% (and allow warehouse FARs up to 50%), and permit higher FARs in the Futures intensification areas.

- ♦ C4.2.2 Study criteria to allow industrial FARs up to 45% by Use Permit in 35% zones, considering at a minimum including:
 - the effect of the project on the regional or City-wide roadway system (e.g. strategies for reducing travel demand, proximity to transit centers, peak hour traffic generation)
 - minimum development size
 - redevelopment and/or lot consolidation
 - that the project is intended primarily for a single user or has common/shared management
 - mitigation of housing impacts
 - the development will result in an overall positive community benefit

GOAL N1 PRESERVE AND ENHANCE THE QUALITY CHARACTER OF SUNNYVALE'S INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL NEIGHBORHOODS BY PROMOTING LAND USE PATTERNS AND RELATED TRANSPORTATION OPPORTUNITIES THAT ARE SUPPORTIVE OF THE NEIGHBORHOOD CONCEPT.

- *Policy N1.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*
 - ♦ N1.1.1 Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.
 - ♦ N1.1.4 Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.

Industrial/Research and Development

- *Policy N1.6 Safeguard industry's ability to operate effectively, by limiting the establishment of incompatible uses in industrial areas.*
- *Policy N1.7 Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas to support businesses, their customers and their employees.*
- *Policy N1.8 Cluster high intensity industrial uses in areas with easy access to transportation corridors.*
 - ♦ N1.8.1 Require high quality site, landscaping, and building design for higher intensity industrial development.

Housing and Community Rehabilitation Element

C1.1 Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.

Community Design Sub-element

City Image

Goal 2.5A Promote Sunnyvale's image by maintaining, enhancing and creating physical features which distinguish Sunnyvale from surrounding

communities and by preserving historic buildings, special districts and residential neighborhoods which make the City unique.

Goal 2.5C Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

- *Policy 2.5C.1 Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*
 - ◆ 2.5C.1c. Continue to insure that projects have amenities which make them attractive and that these features are not sacrificed to maximize development potential.
- *Policy 2.5C.2 Review site plans to insure the design is compatible with the natural and surrounding built environment.*
- *Policy 2C.4 Encourage quality architectural design which improves the City's identity, inspires creativity and heightens individual as well cultural identity.*

Fiscal Management Sub-Element

GOAL 7.1A: REVENUE: MAINTAIN AND ENHANCE THE CITY'S REVENUE BASE.

- *Policy 7.1A.1. Revenue base: Maintain a diversified and stable revenue base for the City*
 - ◆ 7.1A.1a. Encourage a diversified and stable local economy.
 - ◆ 7.1A.1h. Maintain a diversified revenue base, not overly dependent on any land use or external funding source.

Socio-Economic Sub-Element

GOAL 5.1A PRESERVE AND ENHANCE THE PHYSICAL AND SOCIAL ENVIRONMENT AND FACILITATE POSITIVE RELATIONS AND A SENSE OF WELL-BEING AMONG ALL COMMUNITY MEMBERS, INCLUDING RESIDENTS, WORKERS AND BUSINESSES.

- *Policy 5.1A.3 Ensure an integrated planning approach that considers all elements of the City's General Plan in establishing long- or short-range plans, goals and objectives for the City.*

GOAL 5.1B MAINTAIN AND ESTABLISH POLICIES THAT PROMOTE A STRONG ECONOMY WHICH PROVIDES ECONOMIC OPPORTUNITIES FOR ALL SUNNYVALE RESIDENTS WITHIN EXISTING ENVIRONMENTAL, SOCIAL, FISCAL AND LAND USE CONSTRAINTS.

- *Policy 5.1B.1 Provide existing employers with opportunities to expand employment within land use constraints and in accordance with regional planning goals*

- *Policy 5.1B.3 Monitor the effect of City policies on business development and consider the effects on the overall health of business within the City.*

GOAL 5.1C ENDEAVOR TO MAINTAIN A BALANCED ECONOMIC BASE THAT CAN RESIST DOWNTURNS OF ANY ONE ECONOMIC SECTOR.

- *Policy 5.1C.4 Promote business opportunities and business retention in Sunnyvale.*
- *Policy 5.1C.5 Support land use policies that provide a diversified mix of commercial/industrial development.*

Air Quality Sub- Element

Goal 3.7B Reduce air pollution impacts from future development

- *Policy 3.7B.1 Utilize land use strategies to reduce air quality impact.*
 - ◆ 3.7B.1a. Promote extension of transit systems, and locate higher density development/redevelopment along transit corridors.

Goal 3.7C Make a contribution towards improving regional air quality.

- *Policy 3.7B.2 Improve opportunities for citizens to live and work in close proximity.*
 - ◆ 3.7C.2a In the Long term, the City should encourage a better balance between jobs and housing than currently exists in Sunnyvale to reduce long distance commuting.

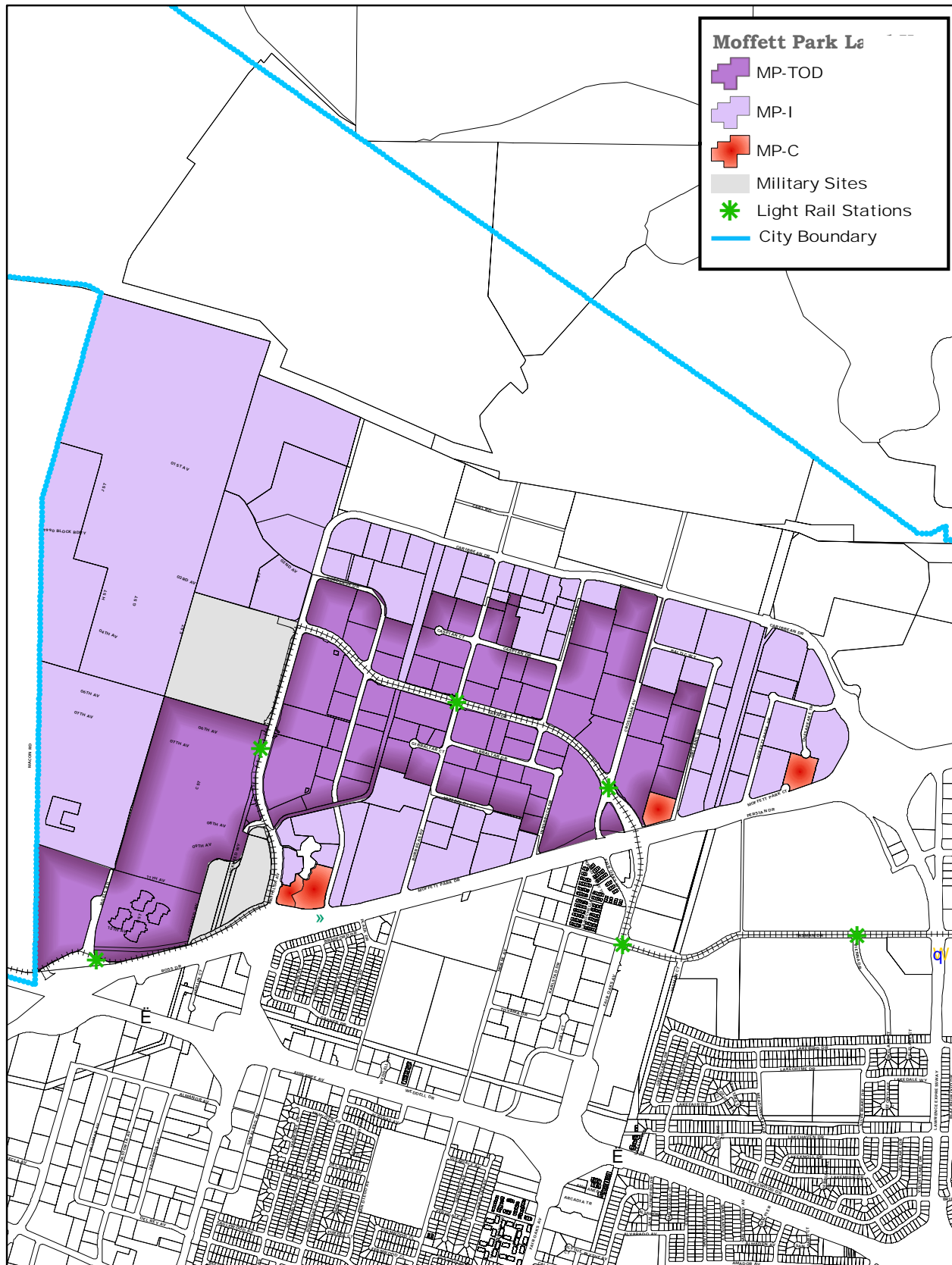
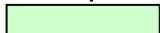


Table: Context of Development Intensities for Recent Moffett Park Approvals

Business/Developer	Location	Year Approved	Site (acres)	#Bldgs	Sq. Ft. total	FAR	Height Stories	Approval Authority
Juniper Networks (Approved Campus, undeveloped)	1111 Lockheed Way (across from existing 1184 Mathilda)	2002	79.91	10	2,436,616	70%	8	CC
Jay Paul/Arriba; Interwoven; Net Screen	NE 11th Street/Moffett Park Drive	2000	26.57	4	651,562	56%	4	CC
Yahoo!	701 First Street	1999	34	5	797,000	53.7%	5	CC
Network Appliance	1260 Crossman Avenue	2000	9.8	2	215,186	51%	3	CC
Mozart/Network Appliance Bldg 1	NW Corner Java/Crossman	1999	5.82	1	126,760	50%	4	Staff
Mozart/Network Appliance Bldg 2	1275 Crossman Avenue	1999	6	1	130,680	50%	3	Staff
Mozart/Network Appliance Bldg 3	475 Java Drive	1999	6.2	1	134,923	50%	3	Staff
<i>Sub-Total Network Appliance Buildings 1,2, and 3</i>		1999	18	3	392,363	50%	4	
Menlo Equities	1350 Java NE Java/Mathilda	2000	7.87	2	171,040	50%	4	Staff
Juniper Networks (existing)	1184 N Mathilda Avenue	1999	12.24	2	266,740	50%	4	CC
JSR Electronics	1260 N Mathilda SE Mathilda/Java	1995	13.5	5	226,800	38%	2	PC*
Broadcom (former location)	400 Caribbean Drive	1999	3.48	1	52,400	35%	2	Staff

*Required variance to parking requirements



Shading indicates standard FAR limitation of 35% FAR for the underlying zone, thereby requiring a Use Permit to exceed 35% FAR.

